

6, High Market Place
Kirkbymoorside, York, YO62 6AX
Price Guide £251,500

A sympathetically and much improved, cherished three bedroom, three storey cottage, situated within the Kirkbymoorside Conservation Area. This charming cottage has gas fired central heating and westerly facing Georgian style windows overlooking High Market Place. Featuring a front entrance hall, beamed ceiling to the fitted kitchen, cosy sitting room with exposed polished timber flooring, three lovely bedrooms, plus a modern bathroom with separate shower. The cottage has a useful cellar, small enclosed yard to the rear of the property and parking is on street.

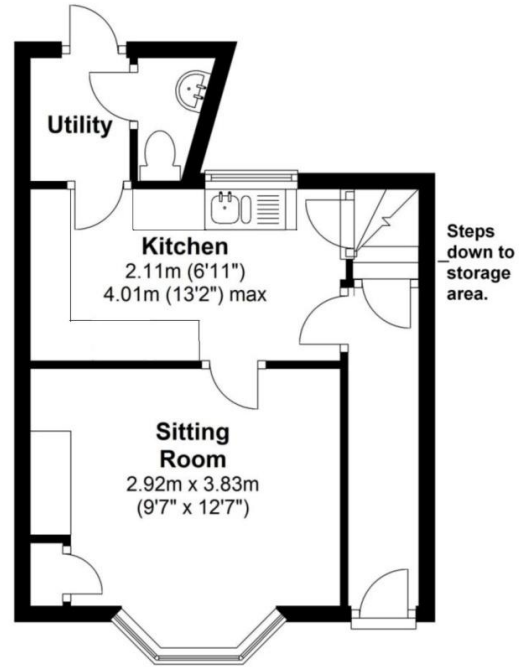
Kirkbymoorside has a good range of local amenities including doctors and dentists surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. There are railway stations at Malton and Thirsk. The town is on the Scarborough to Helmsley bus route.

Kirkbymoorside has an excellent primary school and falls within the catchment of the highly regarded Ryedale School.



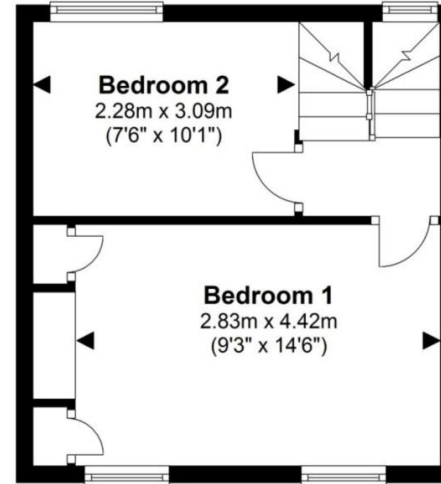
Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



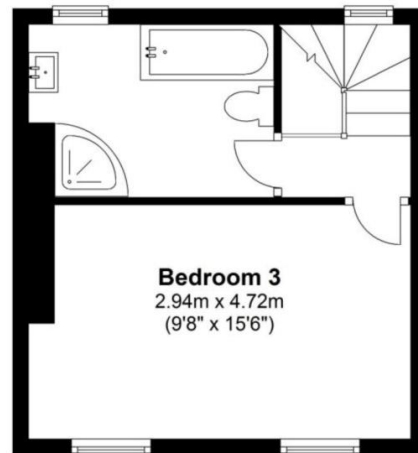
First Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



Second Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



6 High Market Place, Kirkbymoorside





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on.

Property tax: Band B

Energy performance rating: Band D

Photography: By Peter Illingworth

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Viewing: Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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